

IN RE: DEVELOPMENT PLAN HEARING  
& PETITION FOR VARIANCE  
S/S Joppa Road,  
W/S Philadelphia Road  
11th Election District  
5th Councilmanic District  
(Williams Fields @ Perry Hall)

Ron Schaftel  
Williams Fields @ Perry Hall, LLC  
*Developer*

\* BEFORE THE  
\* HEARING OFFICER  
\* OF BALTIMORE COUNTY  
\* Case Nos. XI-876 & 02-293-A

\*

\*

\* \* \* \* \*

### HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan prepared by Morris & Ritchie Associates, Inc., proposing the Development of the subject property into 55 single-family, residential lots. The Development under consideration by me at this time is known as "Williams Fields at Perry Hall". In addition to the requested approval of the Development Plan, the Developer is also requesting variances for the lots and houses to be built within this community. The variances requested by the Developer are as follows:

1. from Section 259.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. in the DR-2-H zone for Lots 2, 4, 16, 17, 18, 23, 27, 28, 29, 30, 31, 32, 38, 41, 44, 45, 46, 47, 48, 49, 50 and 51;
2. from Section 259.9.B.4.f of the B.C.Z.R., to allow a side building face to side building face setback of 20 ft. in lieu of the required 30 ft. in the DR-2-H zone for Lots 1 through 55;
3. from Section 259.9.B.4 of the B.C.Z.R., to allow a minimum distance of 6 ft. between an existing residential dwelling and a street right-of-way in the DR-2-H zone; and
4. from Section 1B01.2.C.1.b of the B.C.Z.R., to allow a minimum front building face to property line setback of 10 ft. in lieu of the required 25 ft. in the D.R.2 zone for Lots 16, 17 and 18.

Appearing at the hearing on behalf of the Developer were David Altfeld and Ronald Schaftel, the Developers of the property, Lyndon Hart and Bob Bradley, appearing on behalf of

3/15/02  
R. Schaftel

Morris & Ritchie Associates, the engineers who prepared the Development Plan of the property, Wes Guckert, principal with The Traffic Group and David Karceski and Rob Hoffman, attorneys at law, representing the Developer. Appearing as an interested citizen was Stephen Martin. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, Jeffrey Perlow (Zoning Review), Bob Bowling (Development Plans Review), and Chris Rorke (Project Manager), all from the Office of Permits & Development Management; Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, a Concept Plan Conference was held on August 6, 2001. A Community Input Meeting was held thereafter at the Perry Hall Community Hall on September 10, 2001. A Development Plan Conference followed on February 13, 2002 and a Hearing Officer's Hearing for this Development was held on March 7 and 8, 2002 in Room 106 of the County Office Building.

At the Hearing Officer's Hearing, I attempt to determine what, if any, issues or comments remain unresolved as of the time of the hearing before me. No citizen who attended the hearing had any issue regarding the development of the property. In fact, Mr. Martin, the only citizen to appear at the hearing, complimented the Developer on his plan and fully supported the project. However, issues were raised by representatives of the Baltimore County reviewing agencies.

The first issue raised involved the installation of a circular median proposed to be located within the cul-de-sac which is depicted in the southern area of the property. The Office of Planning, as well as the Developer, favors the installation of this circular median which will contain landscaping and plant materials in its center. This is an attractive amenity that the Developer would like to provide in this area of the property. However, the installation of this median was opposed by representatives of the Department of Permits & Development Management in that they believe that the median in question interferes with the free flow of traffic on that roadway. The second issue raised at the hearing before me involved the location

of the open space for this Development. Mr. Jan Cook, a representative of the Department of Recreation & Parks, indicated that the Developer has satisfied the requirements relative to open space except for the area of the property where it is proposed to be located. Mr. Cook, as well as representatives from the Office of Planning, argued that the open space should be located in a more central portion of the Development. The Developer disagreed with those assertions and argues that the open space is properly situated. The last issue raised at the hearing involved a request from the Office of Planning for all lots which have a lot width of 85 ft. They have asked that side entry garages be constructed on the houses built on those 85 ft. wide lots. Other than these issues, there were no other issues raised at the hearing. These issues were not resolved by way of informal discussion and, therefore, testimony and evidence was taken by the parties in attendance.

As to this project, the testimony and evidence offered at the hearing demonstrated that this Developer was able to accumulate several parcels of property which taken together comprise a gross area of 57.03 acres, all of which is zoned D.R.2-H. The subject property is located on the south side of Joppa Road, west of its intersection with Philadelphia Road. The property is bordered by I-95 to the west. It is located within the Honeygo district. The Developer proposes to improve the subject property with 55 single-family residential lots, all of which are depicted on Developer's Exhibit Nos. 1A, 1B and 1C, the Development Plan submitted into evidence. It should be noted that 52 of the 55 lots proposed are situated on the northern section of the parcel to be developed, which will take access from Joppa Road. Those lots in question are situated between two stream valleys, which are clearly depicted on the Development Plan. To the south of the property the Developer proposes to create, at this time, 3 additional lots. One of these lots will contain the existing dwelling wherein Mr. Williams currently resides. These lots take access from Philadelphia Road.

As to the issues raised, testimony and evidence was taken relative to the installation of a concrete median in the center of the cul-de-sac, identified on the Development Plan as Baltimore

County Public Road "B". The Developer, along with the Office of Planning, favors the installation of this landscaping amenity. As can be seen by the representations made on the Development Plan, the Developer intends to construct a circular median approximately 30 ft. in diameter, located in the center of the cul-de-sac which measures 110 ft. in diameter. In the center of this median, the Developer proposes to plant and install flowers and bushes for the benefit of those residents utilizing this roadway. As stated previously, this proposal is supported by the Office of Planning.

Testifying in opposition to the installation of this landscaping feature was Mr. Robert Bowling, a representative of the Department of Permits & Development Management, Plans Review. Mr. Bowling indicated that the Traffic Engineering section of his department objects to the installation of this concrete median. Evidently, problems arise when owners of the lots whose property abut this cul-de-sac park their vehicles out on the public street and not in their own private driveway. Mr. Bowling testified that trash trucks, fire equipment and school buses are unable to negotiate around this concrete median at such times that cars are parked out on the public street. Therefore, his office strongly opposes the construction and installation of this landscaping feature.

After considering the testimony and evidence offered by the Developer, the Office of Planning and the Department of Permits & Development Management, I find that the Developer should not construct the concrete median in the center of the cul-de-sac as proposed on the Development Plan. Aesthetically, I believe this to be an attractive feature. However, based on the testimony offered, I find that this feature will interfere with the free flow of traffic around this cul-de-sac. Accordingly, it should be eliminated from the Development Plan.

The second issue raised at the hearing involved the location of the required Open Space. At present, the Open Space is proposed to be located on the northwest side of the curve of the road depicted as Baltimore County Public Road "B"; situated between Lots 8 and 9 on the Development Plan. The testimony revealed that the Developer has met all of the requirements

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DATE 3/15/82  
BY R. J. JAMESON

relative to open space, including the quantity to be provided. However, the Developer disagrees with the Office of Planning and the Department of Recreation & Parks as to its location.

Mr. Jan Cook, representing the Department of Recreation & Parks, testified that the open space is not centrally located as is required by Section 3.C.1 of the Baltimore County Local Open Space Manual. The language of that particular section is as follows:

“Active Local Open Space (LOS) should be provided in a single, centrally located, accessible parcel of no less than 20,000 sq. ft., within the subdivision it serves. Each LOS parcel must have a minimum of one, 20 ft. wide, vehicular access. If more than one open space parcel is necessary, it should be located to sufficiently serve a significant portion of the residents within the development.”

Mr. Cook relies on this language to support the position of his office that the open space in question should be relocated to the area where Lots #38 - #52 are proposed. The Department of Recreation & Parks believes that moving the open space to that area of the development would thereby satisfy the standards as specified in the manual.

On cross-examination, Mr. Cook acknowledged that Section 3.c.1 of the manual was poorly written. He agreed with Mr. Karceski that the word “should” seems to indicate that the requirement that open space be “centrally located” is discretionary and not mandatory. For example, elsewhere in that provision of the Open Space Manual, the drafters have chosen the words “must” and “shall” to evidence that compliance with same be mandatory. Mr. Cook indicated that, in his opinion, the word “should” would have been better stated as “shall” and further indicated that there are proposals under way to change that very language. In any event, his office has interpreted this language, taken in its entirety, to require that the open space for all developments, including this particular development, must be centrally located on the property. It should also be noted that the Office of Planning, by and through Mark Cunningham, its representative, agreed with Recreation & Park’s position and has also requested that the open space be moved to the area that is currently proposed to be developed with Lots #38-#52.

Mr. Lyndon Hart, testifying on behalf of the Developer, indicated that the open space as

DATE 3/15/02  
BY J.P. Jenson

shown on the Development Plan does satisfy the requirements of the open space manual. It is the Developer's position that the open space is in fact "centrally located", given that the time it takes for residents to walk to the open space area in question is almost identical when walking from the two extreme ends of this community. Furthermore, the Developer relies on the actual language of the provision which indicates that the open space "should" be centrally located. The Developer believes that the language provides flexibility to them when choosing an appropriate area for this required space.

After considering the testimony and evidence offered by the Department of Recreation & Parks, the Office of Planning and the Developer and, most importantly, the language contained within the Open Space Manual, I find that the Developer has in fact satisfied the requirements of the manual and that the open space as depicted on the Development Plan is appropriate. Accordingly, the Developer shall not be required to relocate this open space area and the same shall be permitted to remain as represented on the Development Plan.

Commenting further on this issue of "central location", it should be noted that strictly interpreting that provision would yield unfavorable results. It is important to maintain flexibility when designing and developing any development, particularly regarding this issue of open space. If I were to strictly interpret that provision and find the exact point on this development plan that is "centrally located", that actual area would probably be situated atop the stream valley located to the southeast of storm water management pond #1. The Department of Recreation & Parks, the Office of Planning and the Developer seem to have disregarded the large 19-acre parcel of this Development Plan that is to contain 3 of the 55 lots. When considering this large area of land, which is part of this Development Plan causes the true geographic "central location" of this property to be on the southwest side of the stream valley, which would not at all be accessible to any of the 52 lots proposed to be developed. This would be a most unfavorable result if in fact flexibility, reasonableness and common sense were not taken into account when interpreting the language of the open space manual.

2020-03-15  
3/15/02  
R. Jensen

The last remaining issue regarding this Development Plan was raised by Mark Cunningham from the Office of Planning. Mr. Cunningham indicated that his office has requested that all houses constructed on 85 ft. wide lots, have side-entry garages as opposed to front entry garages. He indicated that this was merely a preference of his office and not necessarily a mandatory request. The Developer indicated that the Honeygo Overlay Regulations applicable to this property do permit front loading as well as side-loading garages. In the event the Developer proceeds with front loading garages, then additional requirements are applicable with which the Developer fully intends to comply. Having considered this request, I do not believe it is appropriate to mandate that the Developer provide side loading garages on all 85 ft. wide lots. Whether they choose to construct homes with side entry garages on those lots shall be within the discretion of the Developer.

There were no other issues raised at the public hearing before me. Accordingly, the Development Plan submitted into evidence as Developer's Exhibit Nos. 1A, 1B and 1C shall be approved consistent with the findings contained within this Order.

As stated previously, in addition to the request to approve the Development Plan, the Developer has also requested several variances applicable to the lots and houses to be constructed within this project. No testimony was offered in opposition to the Developer's requested variances. However, it should be noted that the Office of Planning and the Department of Recreation & Parks did not oppose the variance requests based on the Developer complying with their comments. The variances that are necessary in order for this project to proceed are internal to the Development itself and do not affect any surrounding properties. Accordingly, based on the testimony and evidence offered at the hearing, I find that the variances requested shall be granted.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 15<sup>th</sup> day of March, 2002, that the Development Plan known as the "Williams Fields at Perry Hall", submitted into evidence as "Developer's Exhibit Nos. 1A, 1B

and 1C", be and it is hereby APPROVED.

IT IS FURTHER ORDERED, that the Developer shall not provide a concrete median within the center of the cul-de-sac as represented on the Development Plan. That area shall remain paved with macadam.

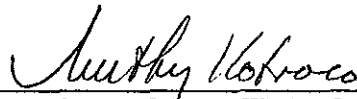
IT IS FURTHER ORDERED, that the open space as represented on the Development Plan submitted into evidence is appropriate and shall be APPROVED.

IT IS FURTHER ORDERED, that the variances requested as follows:

5. from Section 259.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. in the DR-2-H zone for Lots 2, 4, 16, 17, 18, 23, 27, 28, 29, 30, 31, 32, 38, 41, 44, 45, 46, 47, 48, 49, 50 and 51;
6. from Section 259.9.B.4.f of the B.C.Z.R., to allow a side building face to side building face setback of 20 ft. in lieu of the required 30 ft. in the DR-2-H zone for Lots 1 through 55;
7. from Section 259.9.B.4 of the B.C.Z.R., to allow a minimum distance of 6 ft. between an existing residential dwelling and a street right-of-way in the DR-2-H zone; and
8. from Section 1B01.2.C.1.b of the B.C.Z.R., to allow a minimum front building face to property line setback of 10 ft. in lieu of the required 25 ft. in the D.R.2 zone for Lots 16, 17 and 18

be and they are hereby approved.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj





Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 15, 2002

David Karceski, Esquire  
Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Hearing Officer's Hearing No. X I-876 & Case No. 02-293-A  
Property: S/S Joppa Road, W/S Philadelphia Road  
11th Election District, 5th Councilmanic District  
Williams Fields @ Perry Hall

Dear Messrs. Karceski & Hoffman:

Enclosed please find the decision rendered in the above-captioned cases. The Development Plan and Variance request have been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits & Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean ink  
on Recycled Paper

Copies to:

Mr. David Altfeld  
Mr. Ronald Schaftel  
111 S. Calvert Street, Suite 2820  
Baltimore, MD 21202

Mr. Bob Bradley  
Mr. Lyndon O. Hart  
110 West Road, Suite 245  
Towson, MD 21204

Mr. Joe Woolman  
703 Overbrook Road  
Baltimore, MD 21212

Mr. Wes Guckert  
The Traffic Group  
9900 Franklin Square Drive, Suite H  
Baltimore, MD 21236



REVIEWED 2/19/02

# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11026 Philadelphia Road

which is presently zoned D.R. 2H

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

WILLIAMS FIELDS @ PERRY HALL

Name - Type or Print

By: [Signature]

Signature Ronald O. Schaftel, Member  
111 S. Calvert St., S-2820 (410) 347-4800

Address Telephone No.

Baltimore, MD 21202

City State Zip Code

Attorney For Petitioner:

Robert A Hoffman

Name - Type or Print

Signature [Signature]

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, MD

21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2/19/02

Case No. 02-293-A

Revised 2/19/02

ORDER FILED 3/15/02

## Petition for Variance

1. Variance from Section 259.9.B.3 of the Baltimore County Zoning Regulations ("BCZR") to allow a minimum lot width of 70 ft. in lieu of the required 85 ft. in the DR-2-H zone for Lots 2, 4, 16, 17, 18, 23, 27, 28, 29, 30, 31, 32, 38, 41, 44, 45, 46, 47, 48, 49, 50, and 51.
2. Variance from BCZR Section 259.9.B.4.f to allow a side building face to side building face setback of 20 ft. in lieu of the required 30 ft. in the DR-2-H zone for Lots 1 through 52.
3. Variance from BCZR Section 259.9.B.4.a to allow a minimum distance of 6 feet between an existing residential dwelling and a street right-of-way in the DR-2-H zone.
4. Variance from BCZR Section 1B01.2.C.1.b to allow a minimum front building face to property line setback of 10 feet in lieu of the required 25 feet in the D.R.2 zone for Lots 16, 17, and 18.

Signature Page

**Legal Owners:**

Parcel 129

By: William James Williams, III  
William James Williams, III  
11026 Philadelphia Road  
White Marsh, Maryland 21162-1722  
(410) 335-7590

By: Barbara Anne Williams  
Barbara Anne Williams  
11026 Philadelphia Road  
White Marsh, Maryland 21162-1722  
(410) 335-7590

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



**Zoning Description**  
**48.787 Acre Parcel of Land**  
**Located Along Route 7 and Joppa Road**  
**11<sup>th</sup> Election District – Baltimore County, Maryland**  
*5<sup>th</sup> Councilmanic District*

**Commencing** at a point located at the intersection of the centerline of Philadelphia Road (Maryland Route 7) and the centerline of East Joppa Road; Thence binding on the centerline of Philadelphia Road 360 feet southwesterly, more or less, to the point of beginning of the following Zoning Description. Thence running the following fifty-nine (59) courses and distances, referring all courses of this Zoning Description to the meridian of the Maryland Coordinate System (NAD '83/91), viz:

1. South 31 degrees 36 minutes 46 seconds West, 492.20 feet to a point;
2. North 49 degrees 42 minutes 21 seconds West, 358.40 feet to a point;
3. South 31 degrees 32 minutes 39 seconds West, 245.00 feet to a point;
4. North 49 degrees 41 minutes 21 seconds West, 100.00 feet to a point;
5. South 40 degrees 17 minutes 39 seconds West, 240.18 feet to a point;
6. North 35 degrees 14 minutes 02 seconds West, 19.56 feet to a point;
7. North 03 degrees 31 minutes 11 seconds East, 30.59 feet to a point;
8. North 21 degrees 46 minutes 13 seconds West, 55.27 feet to a point;
9. North 45 degrees 56 minutes 08 seconds West, 23.08 feet to a point;
10. North 59 degrees 14 minutes 27 seconds West, 22.50 feet to a point;
11. North 35 degrees 48 minutes 39 seconds West, 35.88 feet to a point;
12. North 18 degrees 41 minutes 23 seconds West, 21.57 feet to a point;
13. North 34 degrees 33 minutes 50 seconds East, 18.78 feet to a point;

*Item  
# 293*

14. North 81 degrees 19 minutes 29 seconds East, 36.12 feet to a point;
15. North 16 degrees 44 minutes 37 seconds East, 20.80 feet to a point;
16. North 15 degrees 55 minutes 24 seconds West, 53.52 feet to a point;
17. North 56 degrees 55 minutes 49 seconds West, 25.55 feet to a point;
18. North 84 degrees 53 minutes 27 seconds West, 31.45 feet to a point;
19. North 83 degrees 01 minutes 27 seconds West, 122.55 feet to a point;
20. North 87 degrees 42 minutes 29 seconds West, 56.05 feet to a point;
21. North 81 degrees 35 minutes 55 seconds West, 60.07 feet to a point;
22. North 71 degrees 39 minutes 34 seconds West, 48.51 feet to a point;
23. North 80 degrees 09 minutes 44 seconds West, 48.20 feet to a point;
24. North 60 degrees 47 minutes 25 seconds West, 78.31 feet to a point;
25. North 48 degrees 11 minutes 29 seconds West, 164.66 feet to a point;
26. North 25 degrees 06 minutes 46 seconds West, 186.05 feet to a point;
27. North 08 degrees 05 minutes 50 seconds West, 536.89 feet to a point;
28. North 08 degrees 59 minutes 50 seconds West, 286.91 feet to a point;
29. North 46 degrees 35 minutes 11 seconds East, 21.58 feet to a point;
30. South 88 degrees 03 minutes 04 seconds East, 18.78 feet to a point;
31. North 37 degrees 36 minutes 55 seconds East, 93.93 feet to a point;
32. North 15 degrees 12 minutes 47 seconds East, 37.06 feet to a point;
33. North 33 degrees 13 minutes 04 seconds East, 35.40 feet to a point;
34. North 09 degrees 03 minutes 16 seconds East, 80.45 feet to a point;
35. North 33 degrees 13 minutes 53 seconds East, 15.04 feet to a point;
36. North 63 degrees 26 minutes 06 seconds East, 12.76 feet to a point;

37. North 39 degrees 58 minutes 39 seconds East, 37.57 feet to a point;
38. North 44 degrees 34 minutes 26 seconds East, 45.68 feet to a point;
39. North 38 degrees 18 minutes 10 seconds East, 54.91 feet to a point;
40. North 12 degrees 57 minutes 14 seconds East, 65.21 feet to a point;
41. North 85 degrees 27 minutes 24 seconds East, 14.73 feet to a point;
42. South 48 degrees 16 minutes 07 seconds East, 22.18 feet to a point;
43. South 80 degrees 18 minutes 00 seconds East, 39.95 feet to a point;
44. North 03 degrees 07 minutes 08 seconds East, 49.39 feet to a point;
45. North 30 degrees 52 minutes 01 seconds East, 26.54 feet to a point;
46. North 56 degrees 43 minutes 42 seconds East, 20.19 feet to a point;
47. South 53 degrees 15 minutes 13 seconds East, 12.46 feet to a point;
48. North 57 degrees 11 minutes 53 seconds East, 19.80 feet to a point;
49. North 39 degrees 47 minutes 37 seconds East, 46.32 feet to a point;
50. North 38 degrees 50 minutes 08 seconds East, 71.36 feet to a point;
51. North 64 degrees 59 minutes 55 seconds East, 61.46 feet to a point;
52. South 48 degrees 25 minutes 22 seconds East, 293.47 feet to a point;
53. South 71 degrees 58 minutes 52 seconds East, 424.74 feet to a point;
54. North 35 degrees 46 minutes 19 seconds East, 78.73 feet to a point;
55. South 52 degrees 03 minutes 52 seconds East, 220.12 feet to a point;
56. South 53 degrees 40 minutes 52 seconds East, 70.64 feet to a point;
57. South 48 degrees 13 minutes 26 seconds West, 414.50 feet to a point;
58. South 35 degrees 29 minutes 19 seconds East, 354.81 feet to a point;
59. South 36 degrees 28 minutes 55 seconds East, 682.20 feet to the point and place of beginning.

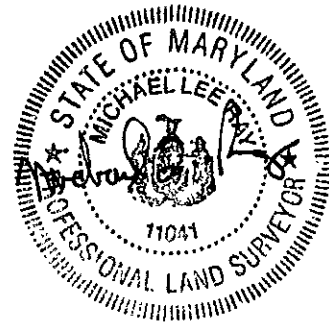


**Containing** an area of 48.787 acres of land, more or less.

**Being** as follows:

1. All of the lands described in a deed dated September 30, 1995 from William James Williams, Jr. and Kathryn R. Williams to William James Williams, III and Barbara Anne Williams and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 11313, folio 404, said lands being also known as #11026 Philadelphia Road.
2. A portion of the lands described in a deed dated April 12, 1996 from William Rasinski and Kathleen Rasinski et al to William Rasinski and Kathleen Rasinski and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 11627, folio 202, said lands being also a portion of lands known as #5525 East Joppa Road.
3. A portion of the lands described in a deed dated September 6, 1994 from Audrey F. Lintz to Mark D. Scarinzi and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 10753, folio 100, said lands being also a portion of lands known as #5433 East Joppa Road.

**The foregoing description has been prepared as an exhibit for zoning purposes only and is not intended for the conveyance of real property.**



2/15/02

No. 000-2

AMOUNT \$ 65.00

FOR: Variable (0-295-A)

11026 Philadelphia Road

**YELLOW - CUSTOMER**

**CASHIER'S VALIDATION**

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-293-A

11026 Philadelphia Road

NW/8 Philadelphia Road, 360' SW of East Joppa Road

11th Election District - 5th Councilmanic District

Legal Owner(s): William J. & Barbara A. Williams III &

William & Kathleen Rasinski

Contract Purchaser: Ronald O. Schattel, Williams Fields

@ Perry Hall

**Variance:** to allow a minimum lot width of 70 feet in lieu of the required 85 feet for 22 lots and for lots 1-52 to allow a side building face to side building face setback of 20 feet in lieu of the required 30 feet.

**Hearing:** Friday, March 8, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

2/255 Feb. 21

C521697

# CERTIFICATE OF PUBLICATION

2/21/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/21/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

WILLIAMS FIELDS @  
PERRY HALL

RE: Case No. 02-293-A

Petitioner/Developer: SOUTHERN / ETAL  
VENABLE / AMY DONTALL

Date of Hearing/Closing: 3/8/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111,  
111 West Chesapeake Avenue  
Towson, MD 21204

COMBINED  
HRG.

Attention: Ms. Gwendolyn Stephens / GEORGE ZAYNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 2- ONSITE LOCATIONS  
W/S PHILA. RD. & S/S JOPPA RD.

The sign(s) were posted on

2/15/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/19/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)

## ZONING NOTICE

CASE # 02-293-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

PLACE: Room 407 COUNTY COURTS BLDG - 401 BOSLEY AVE.

DATE AND TIME: FRIDAY, MARCH 8, 2002 @ 9:00 A.M.

REQUEST VARIANCE TO ALLOW A MINIMUM LOT  
117'-0" OF 12'-0" LIEU OF THE REQUIRED 55 FT. IN A DR-2-H  
ZONE OF LOTS 2, 4, 16, 17, 18, 24, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39  
50 AND 51. TO ALLOW A SIDE YARD SETBACK OF 6 FEET IN LIEU OF THE  
SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET IN DR-2-H ZONE  
FOR LOTS 1 TO 51. TO ALLOW A MINIMUM DISTANCE OF 6 FEET BETWEEN  
AN EXISTING RESIDENTIAL DWELLING AND A STREET RIGHT OF WAY IN  
THE DR-2-H ZONE. TO ALLOW A FRONT BUILDING FACE  
TO PROPERTY LINE. SETBACK OF 10 FEET IN LIEU OF THE REQUIRED  
14, 17, AND 18 FEET, RESPECTIVELY, IF NECESSARY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW  
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson MD 21204

410 494-6244

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-293-A

11026 Philadelphia Road

NW/S Philadelphia Road, 360' SW of East Joppa Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: William J & Barbara A Williams III & William & Kathleen Rasinski

Contract Purchaser: Ronald O Schaftel, Williams Fields @ Perry Hall

Variance to allow a minimum lot width of 70 feet in lieu of the required 85 feet for 22 lots and for lots 1-52 to allow a side building face to side building face setback of 20 feet in lieu of the required 30 feet.

HEARING: Friday, March 8, 2002 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 12, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-293-A

11026 Philadelphia Road

NW/S Philadelphia Road, 360' SW of East Joppa Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

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HEARING: Friday, March 8, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GJZ  
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Ave., Towson 21204  
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204  
Mr. & Mrs. Williams III, 11026 Philadelphia Rd, White Marsh 21162  
Mr. & Mrs. Rasinski, 5525 E Joppa Road, Baltimore 21236  
Ronald O Schafter, Williams Fields @ Perry Hall, 111 S Calvert Street,  
Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 1, 2002

Barbara A & William J Williams III  
11026 Philadelphia Road  
White Marsh MD 21162

Dear Mr. & Mrs. Williams:

RE: Case Number: 02-293-A, 11026 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 19, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Kathleen & William Rasinski, 5525 E Joppa Road, Baltimore 21236  
Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,  
Towson 21204  
Williams Fields @ Perry Hall, Ronald O Schaftel, 111 S Calvert Street,  
Baltimore 21202  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



*Williams Files*  
*Jim*  
*3/7*  
*3/8*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

**FROM:** *RWB* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Sp  
3/7

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor <sup>T6T</sup>

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, (293) 294, 295, 296, 297, 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312

Jim  
3/7

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 25, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 11026 Philadelphia Road

**INFORMATION:**

**Item Number:** 02-293

**Petitioner:** William & Barbara Williams

**Zoning:** DR 2H

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning defers to the comments made during the review of the Development Plan for the subject development. (Please see attached)

**Prepared by:** Mark A. Coughlin

**Section Chief:** Jeffrey W. Long

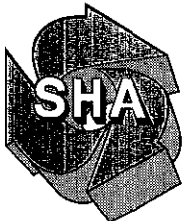
AFK/LL:MAC:

## DESIGN

1. Panhandles are not allowed unless the underlying zone is DR 1-H. Eliminate panhandle lot 55.
2. Open spaces are not just non-buildable leftovers, but should be one of the first elements considered in the site layout. Redesign the plan to provide a centrally located open space that is a form giving element of the plan in the vicinity of lots 38 through 52.
3. Provide an elevation of the unit type with the front loaded garage.
4. Garages attached to a principle residential structure should not be accessed from the front unless no other option is available. Garages should not be the dominant element of the building's façade. The proposed lots that are 85 feet wide should be shown with side entry garages. The typical building envelopes should illustrate this example for the interior lots. (Most garages are shown as front access even on the 85' wide lots.)
5. Treat building ends with porches, windows, doors, and other details to avoid blank, unarticulated walls. The end elevation should be revised to illustrate additional articulation.
6. Provide elevations and details of the proposed signage.

## VARIANCE

The Office of Planning does not oppose the petitioner's request to permit the reduction of minimum lot widths from the required 85 feet wide to 70 feet wide for ±22 lots and to allow a side building face to side building face of 20 feet in lieu of the required 30 feet for lots 1 through 52 providing the above recommendations are met.



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

February 13, 2002

Mr. George Zhaner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. (293) (JNP)  
MD 7  
11026 Philadelphia Road  
Mile Post 7.65

Dear Mr. Zahner:

We have reviewed the referenced plan and have no objection to approval of the Variance.

However, we will require the owner/developer to obtain an access permit through our office and as a minimum the following will be conditioned to the permit:

Based on the Development Plan the only proposed entrances, at this time, are for lots 53, 54, 55 and 56. Lots 53 and 56 are existing residential properties with acceptable entrances.

- The owner will be required to obtain a residential access permit for lots 54 and 55 through our District office, they should contact, our Golden Ring Facility at 410-574-4511.
- Highway widening dedication to an ultimate 80' right-of way.

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md.us).

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR VARIANCE  
11026 Philadelphia Road, NW/S Philadelphia Rd,  
360' SW of E Joppa Rd  
11th Election District, 5th Councilmanic

Legal Owner: Wm. J. & Barbara A. Williams, III and  
Wm. & Kathleen Rasinski  
Contract Purchaser: Williams Fields & Perry Hall LLC  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-293-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

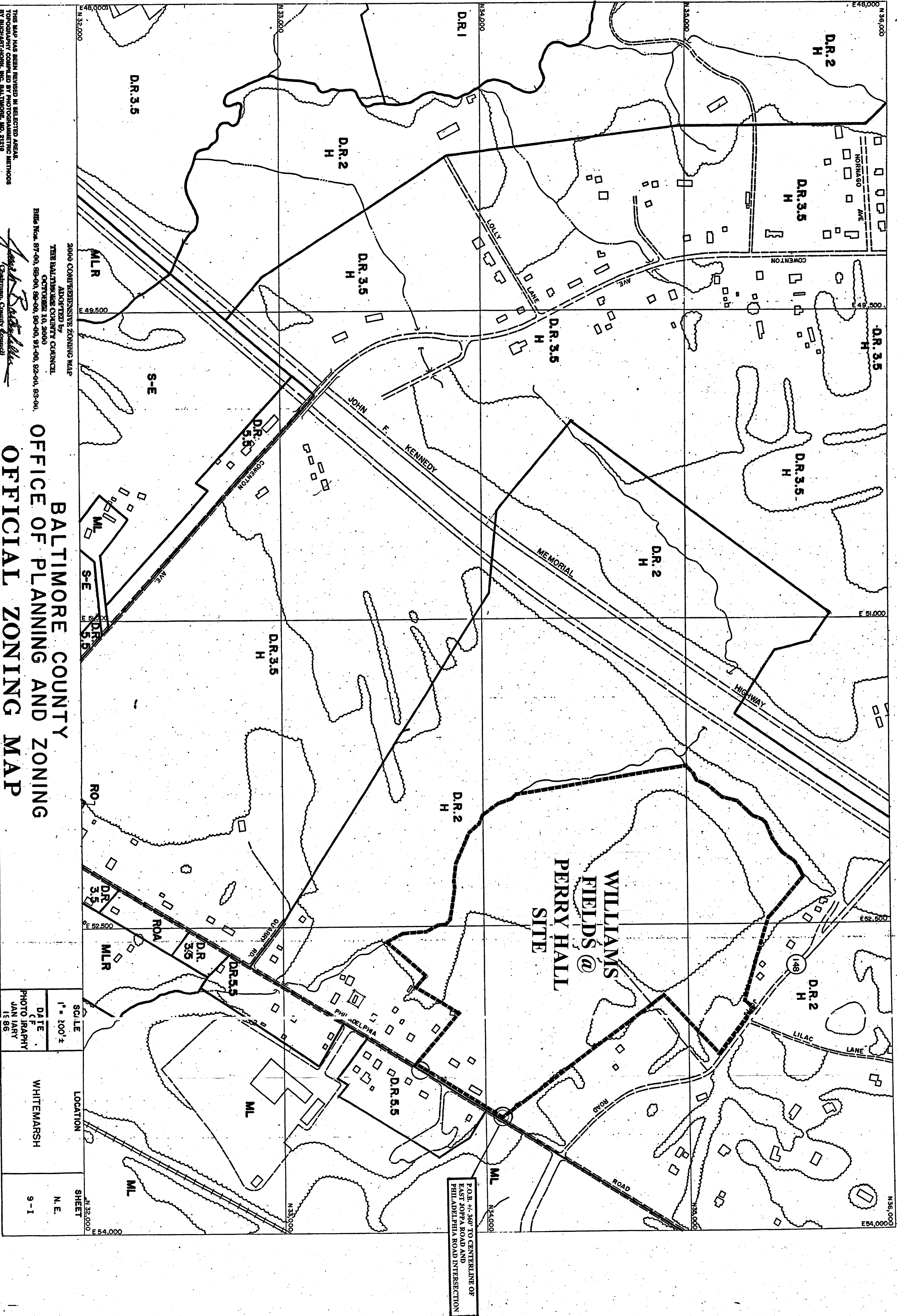
  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN



NE 9 1

02-283-4







EXCERPTS FROM THE HONEYGO DEVELOPMENT STANDARD:

259.9 Development standards for H and H1 Overlay Districts. [Bill No. 476-1994]

These standards are intended to be additions to, modifications of and exceptions from the standards required by the underlying zoning classification on the land in the area. All conflicts are to be resolved in accordance with Subsection G of this section.

A. Uses [Bill No. 73-1999]

- Back-to-back group homes are not permitted.
- Retail establishments exceeding 65,000 square feet are not permitted.
- Accessory structures, including but not limited to solar panels, antennas, satellite dishes, trash pods and storage sheds are not permitted in the front yard of any principal use.

B. Bulk and area standards. [Bill Nos. 40-1997; 73-1999]

- Except for nonresidential principal buildings or uses, and their accessory parking, the requirements of Section 1801.1.B.1 (residential transition area) of these regulations do not apply.
- Institutional uses are subject to the bulk and area requirements of the underlying zone.
- Except for properties with approved development plans or CRG plans, the minimum width for any single-family detached lot is 85 feet as measured along both the front wall and rear wall of the dwelling unit.
- Except as provided in this section, the provisions of Section 1801.2.C apply to development in the overlay districts. In the districts, the minimum residential dwelling setbacks are:
  - Ten feet from the right-of-way of a collector street, neighborhood street, alley or court as defined in the Honeygo Overlay District design guidelines;
  - Forty feet from the right-of-way of a major or minor arterial or collector, road, as defined in these regulations;
  - Not applied to porches or stoops in front yards; and
  - Six feet from a side yard lot line that is not adjacent or the same as a public right-of-way if the dwelling unit is designed to have a side or rear entry garage. However, the sum of all side yard widths may not be less than 20 feet.
- Except for properties with approved development plans or CRG plans, 50 feet from the rear property line except for:
  - Unroofed additions, including patios and decks; and
  - Roofed additions which do not exceed in width 50% of the dwelling unit, and which do not extend more than 10 feet into the rear yard setback area.
- In a DR-2-H Zone, the sum of all side yard setbacks may not be less than 30 feet between dwellings.
- Commercial developments shall have:
  - The front side, visible from the street upon which the building fronts, at least 25 feet high;
  - A setback of no more than 15 feet from any building to the right-of-way upon which that building fronts; and
  - A fifteen-foot-wide landscaped buffer between any parking facilities and any public right-of-way, except that, along Honeygo Boulevard, a setback of 40 feet from any parking facility to the right-of-way is required.

C. Building and site design standards.

- Panhandle lots are not permitted unless:
  - The underlying zoning of the land is D.R.1;
  - No more than two lots share a driveway; and
  - Lots exceed 30,000 square feet in area.
- Reverse frontage lots are not permitted.
- [Bill No. 73-1999]
  - Except for properties with approved development plans or CRG plans, which shall be allowed front entry garages in accordance with the regulations in effect prior to January 14, 1995, a front entry garage shall be recessed at least eight feet behind the front facade of the dwelling. A two-car garage facing the street shall have two individual doors separated by a divider. The front facade of all garages, including the divider and not including the garage doors, shall be constructed of the same approved materials as the front facade of the building.
  - The exterior surface of a side-entry garage, not including the garage doors, which faces the front of the dwelling shall be constructed of the same approved materials as the front of the building.
- The exterior surface on the front facade of all residential dwellings, not including the garage doors, shall consist of at least 70% of approved materials. [Bill Nos. 40-1997; 73-1999]
- Building exteriors shall be of finished quality and similar architectural treatment, as defined in the Honeygo Overlay District Design Guidelines, to grade or, where that is not feasible, shall be finished to within 12 inches of grade on all sides of the building.
- All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines, and any fence more than three feet high shall also be setback at least five feet from any public right-of-way other than an alley.
- Roofs shall be pitched in accordance with the Honeygo Overlay District Design Guidelines.
- Storm water management pond slopes, where management is not provided through a regional facility, shall not exceed a ratio of 3:1.
- Rooftop equipment shall be screened so it is not visible from the ground level of adjacent buildings.
- All inside group townhouses shall be at least 20 feet wide and all end of group townhouses shall be at least 22 feet wide. [Bill No. 40-1997]
- Signage standards. Signs are permitted, subject to Section 450 and the following additional restrictions: [Bill No. 89-1997]
  - Freestanding enterprise and freestanding joint identification signs are not permitted on individual pad sites unless the signage is an existing permitted use. [Bill No. 73-1999]
  - Commercial special event signs are not permitted.
  - Outdoor advertising signs are not permitted.
  - Only one freestanding joint identification sign of no more than 12 feet in height and no more than 100 square feet in area for each shopping center or multi-tenant building is permitted.
  - Only one wall-mounted joint identification sign, which for each shopping center or multi-tenant building identifies the center or building and which does not exceed the greater of 100 square feet or 12% of the wall upon which it is mounted, is permitted.
  - Only one wall-mounted enterprise sign, for each commercial establishment establishment with an exterior entrance where the sign does not exceed, in square feet, two times the length of the wall upon which it is mounted, is permitted.

E. Open space standards.

- The local open space requirements listed in the Local Open Space Manual, as adopted pursuant to Section 26-283 of the Baltimore County Code, 1988 Edition, as revised, shall be applied in the D.R.1 and D.R.2 underlying zones.
- Stream buffers, wetlands and steep slopes contiguous to streams and regulated by the Department of Environmental Protection and Resource Management (DEPRM) for environmental purposes shall be dedicated to Baltimore County, recorded by the county government among the land records of Baltimore County, and not used to meet the local open space requirements of the underlying zones.
- For land developed for commercial uses, at least 7% of the land shall be dedicated to open space for passive or active recreational uses. Paved portions of off-street parking lots or driveways shall be included in the calculation of the gross area, but shall not be designated to meet the open space requirement.
- At least 25% of the perimeter of any open space must be landscaped.
- The county may accept a fee in lieu of providing required open space when such fee is in conformance with these regulations. The fee shall be established annually by the Baltimore County Planning Board in accordance with the procedure set forth in Section 15-9 of Baltimore County Code, 1988 Edition, as revised. [Bill No. 40-1997]
- Usable areas of storm water management ponds that have slopes of at least a ratio of 4:1 may be used to fulfill open space requirements.
- Forest conservation areas and wetlands not contiguous with streams shall not be used to meet the local open space requirements of the underlying zones.

F. Parking standards.

- The provisions of Section 409.6 of these regulations apply except as provided in this subsection. [Bill No. 73-1999]
- The provisions of Section 102.4 of these regulations do not apply and any lot may have sole access to an alley with a right-of-way of at least 16 feet.
- Off-street parking bays are not permitted.
- A cul-de-sac or court shall not exceed 400 feet in length unless, as determined by the Director of Environmental Protection and Resource Management, a longer longer length is needed to prevent encroachment on protected areas.
- All streets shall have sidewalks and shall be planted with trees according to the standards for the street classification, as defined by the Honeygo Overlay District Design Guidelines.

G. Application.

- The provisions of this section shall govern in any situation where there is a conflict between this section and other regulations.
- Where the provisions of this section are silent, the provisions of these regulations governing the underlying zone shall apply.
- In addition to the requirements of this section, residential and commercial development in the area shall be subject to the Honeygo Overlay Districts Design Guidelines. [Bill No. 40-1997]
- Notwithstanding the provisions of Section 26-216 of the Baltimore County Code, 1988 Edition, as revised, the provisions of this section do not apply to any property with an unexpired CRG plan that was approved prior to May 18, 1992.

GENERAL NOTES:

1. OWNERS:

- PARCEL 129:  
WILLIAM J. & BARBARA A. WILLIAMS  
11026 PHILADELPHIA RD.  
BALTIMORE, MD 21162  
ACCT. #11-1123051250  
DEED REF: 11313 / 404
- P/O PARCEL 1252 (RESERVE TRACT B ONLY):  
WILLIAM & KATHLEEN RASINSKI  
5525 E. JOPPA RD.  
BALTIMORE, MD 21236  
ACCT. #11-210009525  
DEED REF: 11627 / 202

2. CONTRACT PURCHASER:

- WILLIAMS FIELDS & PERRY HALL, LLC.  
ATTN: RON SCHAFFEL  
111 S. CALVERT ST., SUITE 2820  
BALTIMORE, MD 21202  
PHONE: 410-347-4800  
PLAN PREPARED BY:  
MORRIS & RITCHIE ASSOCIATES, INC.  
110 WEST ROAD, SUITE 245  
TOWSON, MD 21204  
ATTENTION: LYNDON HART, PROJECT MANAGER, RLA  
PHONE (410) 821-1690

4. SITE AREA TABULATION:

TOTAL SITE AREA (DENSITY PURPOSES ONLY)	
WILLIAMS PROPERTY - (PARCEL 129)	±45.40 AC.
*WALKER PROPERTY - (HEALTH MASTER)	±10.85 AC.
COLBERT PROPERTY - PARCEL 126 - RESERVE TRACT 'A'	±1.18 AC.
COLBERT PROPERTY - PARCEL 1246 - LOT 2	±1.24 AC.
MUNSON PROPERTY - PARCEL 1245 - LOT 1	±0.69 AC.
RASINSKI PROPERTY - P/O PARCEL 1252 - LOT 3	±2.80 AC.
RASINSKI PROPERTY - P/O PARCEL 1252 - RESERVE TRACT 'B'	±4.94 AC.
SCARZINI PROPERTY - PARCEL 592	±0.78 AC.
TOTAL SITE AREA (GROSS)	±57.03 AC.
EXISTING ZONING	DR 2-H
PERMITTED DENSITY (2 X 57.03 AC. = 114.06)	114 DU.
TOTAL PROJECT AREA (GROSS)	
WILLIAMS PROPERTY - (PARCEL 129)	±45.40 AC.
RASINSKI PROPERTY - (P/O PARCEL 1252 - RESERVE TRACT 'B')	±3.39 AC.
*AREA ADJUSTED AFTER LOT LINE ADJUSTMENTS	±48.79 AC.
TOTAL PROJECT AREA (GROSS)	±48.79 AC.
LESS HIGHWAY WIDENING	±0.65 AC.
TOTAL PROJECT AREA (NET)	±48.14 AC.
EXISTING ZONING	DR 2-H
PERMITTED DENSITY (2 X 48.79 AC. = 97.58)	97 DU.

5. SITE DATA

- MASTER PLAN AND COMMUNITY PLAN  
THE SITE IS LOCATED WITHIN THE BIRD RIVER OF THE HONEYGO PLAN, ADOPTED BY THE COUNTY COUNCIL, JULY 5, 1994 AS AN AMENDMENT TO THE MASTER PLAN. THE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IS CONSISTENT WITH THE LAND USE RECOMMENDATIONS OF THE HONEYGO PLAN AND MASTER PLAN 2010, "SINGLE FAMILY DETACHED, THE MASTER PLAN LAND MANAGEMENT AREA DESIGNATION IS 'PERRY HALL-WHITE MARSH GROWTH AREA'."
- ADDRESS:  
111026 PHILADELPHIA ROAD / 5525 E. JOPPA RD.
- GROSS AREA: ± 48.79 ACRES  
NET AREA: ± 48.14 ACRES  
ELECTION DISTRICT: 11  
CENSUS TRACT: 4112.02  
COUNCILMANIC DISTRICT: 05  
TAX MAP REFERENCES: 72  
ADC MAP REFERENCES: 29 J-P8  
WATERSHED: GUNPOWDER  
SUBWATERSHED: BIRD RIVER  
ZONING MAP: N.E. 9
- TOPOGRAPHY BALTIMORE COUNTY GIS GRID 72 C-3 / MRA FIELD RUN SURVEY  
\* THIS SITE IS NOT SUBJECT TO RTA REQUIREMENTS AND SETBACKS.
6. EXISTING LAND USE: RESIDENTIAL, WOODS, OPEN FIELDS.  
\* NOTE ALL PREVIOUS AGRICULTURAL USES HAVE CEASED FOR GREATER THAN 1 YEAR.
7. PROPOSED LAND USE - RESIDENTIAL  
DENSITY CALCULATIONS (DR-2H):  
TOTAL UNITS PERMITTED = 48.79 AC. (DR-2H) x 2 = 97.58 UNITS PERMITTED  
TOTAL UNITS PROPOSED = 56 SINGLE FAMILY UNITS (INCLUDING 54 NEW UNITS (PLUS TWO (2) EX. HOUSES))  
\* REMAINING PERMITTED DENSITY TO REMAIN FOR FUTURE DEVELOPMENT.  
LOTS 54 AND 55 ARE SHOWN AS POSSIBLE LOCATIONS FOR THE CHILDREN OF THE OWNER OF PARCEL 129, WHO IS RETAINING OWNERSHIP OF THE LANDS ENCOMPASSING LOTS 53-56.
8. PARKING REQUIRED: 2 SPACES PER UNIT (4) 56 UNITS = 112 PARKING SPACES  
PARKING PROPOSED: 112 PARKING SPACES (INDIVIDUAL DRIVEWAYS AND/OR GARAGES)

- ALL PUBLIC UTILITIES WILL BE LOCATED AS REQUIRED PER BALTIMORE COUNTY REGULATIONS.
- STORMWATER MANAGEMENT WILL BE PROVIDED AS REQUIRED FOR 2 & 10 YEAR PEAK QUANTITY MANAGEMENT FOR THE PROPOSED PROJECT. STORMWATER MANAGEMENT FOR LOTS 53-56 SHALL BE DEFERRED UNTIL DEVELOPMENT PROCESS COMMENCES BY THE WILLIAMS FAMILY.
- A FINAL LANDSCAPE PLAN WILL BE PREPARED FOR SUBMITTAL AS REQUIRED BY BALTIMORE COUNTY REGULATIONS, AND SHALL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
- AVERAGE DAILY TRIPS PROPOSED: 10 X 56 = 560 ADTS - 520 ADTS SHALL BE GENERATED BY THE PROPOSED ACCESS POINT OPPOSITE LILAC LANE ON JOPPA RD. 40 ADTS SHALL BE GENERATED AT THE EXISTING ACCESS POINT ON PHILADELPHIA RD. THE PROPOSED DEVELOPMENT HAS ONE ENTRANCE LOCATED OFF EAST JOPPA ROAD TO BE ACCESSED BY LOTS 1-52. THE EXISTING SINGLE FAMILY HOUSE (LOT 56), THE TWO PROPOSED LOTS (54 & 55), AND THE HISTORIC HOUSE (LOT 53) HAVE EXISTING DRIVEWAY ACCESS FROM PHILADELPHIA ROAD.
- FOREST CONSERVATION: THIS PROPERTY IS SUBJECT TO BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS. A SEPARATE FOREST STAND DELINEATION PLAN HAS BEEN SUBMITTED BY CIA.  
BALTIMORE COUNTY DEPRM  
STANDARD FOREST BUFFER/FOREST CONSERVATION NOTES:  
STANDARD NON-DISTURBANCE NOTE:  
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER/FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.  
PROTECTIVE COVENANTS NOTE:  
ANY FOREST BUFFER/FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.  
PERMITTED USES NOTE:  
THE FOLLOWING USES ARE PERMITTED BY RIGHT WITHIN THE FOREST CONSERVATION EASEMENT: HIKING, NATURE STUDIES AND THE FELLING OF INDIVIDUAL TREES LESS THAN 30 INCHES IN DIAMETER FOR PERSONAL USE. OTHER ACTIVITIES INCLUDING CLEARING, GRADING, CONSTRUCTION, DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT REQUIRE APPROVAL BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

- ZONING SETBACKS REQUIRED:  
SEE CHART OF RESIDENTIAL BUILDING SETBACKS FOR D.R. ZONES - HONEYGO OVERLAY DISTRICT FOUND ON THIS SHEET.
- LOCAL OPEN SPACE REQUIRED FOR 56 UNIT IS 56,000 SF, OR ± 1.29 AC.  
OPEN SPACE REQUIRED = 56,000 SF TOTAL = 1.29 AC. ± OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3.  
56 X 550 SF = 30,800 SF ACTIVE OPEN SPACE (4% OR LESS SLOPE)  
56 X 350 SF = 19,600 SF PASSIVE OPEN SPACE (10% OR LESS SLOPE)  
OPEN SPACE PROVIDED: 56,000 SF (±36,400 SF ACTIVE, ±19,600 SF PASSIVE)
- SIGNAGE:  
COMMUNITY ENTRANCE SIGNS ARE PROPOSED AT THE ENTRANCE OPPOSITE LILAC LANE IN ADDITION TO COMMUNITY REGULATORY SIGNS. ALL SIGNS SHALL CONFORM TO BALTIMORE COUNTY SIGNAGE REGULATIONS (BCZR SECTION 450). APPROVAL OF THE COMMUNITY ENTRANCE SIGN SHALL OCCUR PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR SAME.
- THE FOLLOWING WAIVERS, ZONING VARIANCES, REQUESTS FOR RELIEF OF STANDARDS, AND RELATED APPROVALS WILL BE REQUESTED FROM BALTIMORE COUNTY:  
A. VARIANCE FROM SECTION 259.9.B.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO ALLOW A MINIMUM LOT WIDTH OF 70' IN LIEU OF THE REQUIRED 85' FOR LOTS 2, 4, 16, 17, 18, 23, 27, 28, 29, 30, 31, 32, 38, 41, 44, 45, 46, 47, 48, 49, 50, AND 51. THIS PETITION IS TO BE PRESENTED TO THE HEARING OFFICER CONCURRENTLY WITH THE DEVELOPMENT PLAN.  
B. A FOREST BUFFER WAIVER AND AN ALTERNATIVES ANALYSIS SHALL BE REQUIRED FOR THE SANITARY SEWER EXTENSION AND CONNECTION TO THE PROPOSED DEVELOPMENT.  
C. A CONTINUING USE VARIANCE IS REQUIRED TO BE APPROVED BY DEPRM TO PERMIT THE EXISTING WORKSHOP AND SHED/GARAGE TO REMAIN WITHIN THE 100'-0" FLOODPLAIN AND FOREST BUFFER ON PARCEL 1252, AND TO PERMIT THE OWNER TO CONTINUE TO MAINTAIN HIS MANICURED YARD WITHIN THE FOREST BUFFER.  
D. A CONTINUING USE VARIANCE IS REQUIRED TO BE APPROVED BY DEPRM TO PERMIT THE OWNER OF PARCEL 129 TO CONTINUE TO MOW THE OPEN FIELDS TO BE RETAINED IN HIS OWNERSHIP WITHIN THE FOREST BUFFER.  
E. VARIANCE FROM BCZR SECTION 259.9.B.4.1 AND SECTION 1801.2.C.1.b TO ALLOW A SIDE BUILDING FACE TO SIDE BUILDING FACE SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET IN THE DR-2-H ZONE FOR LOTS 1-52. LOTS 53-56 WILL NOT SEEK THIS VARIANCE AND SHALL MAINTAIN THE 30' SIDE STRUCTURE TO SIDE STRUCTURE SETBACK PER BCZR. THIS REQUEST IS TO BE PRESENTED TO THE HEARING OFFICER CONCURRENTLY WITH THE DEVELOPMENT PLAN.

BETWEEN AN EXISTING RESIDENTIAL DWELLING AND A STREET RIGHT-OF-WAY IN THE DR-2-H ZONE  
FACE TO PROPERTY LINE SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 25 FEET IN THE DR-2-H ZONE FOR LOTS 16, 17 & 18

- THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- TO THE BEST OF OUR KNOWLEDGE, ALL OTHER PREVIOUSLY EXISTING WELLS HAVE BEEN ABANDONED PER BALTIMORE COUNTY PROCEDURE. THIS SITE IS PROPOSED FOR PUBLIC WATER AND SEWER. EXISTING SEPTIC FIELDS/SYSTEMS SHALL BE ABANDONED AT THE APPROPRIATE TIME PER APPROVED BALTIMORE COUNTY PROCEDURES, AND MUST MEET DEPRM REQUIREMENTS.
- FOR CONFORMANCE WITH THE REQUIREMENT IN COUNTY CODE SECTION 26-278 THAT THE HISTORIC WILLIAMS HOUSE MUST BE PRESERVED, ANY LOT THAT INCLUDES THE WILLIAMS HOUSE MUST HAVE A DEPTH, MEASURED PARALLEL TO AND EXTENDING THE FULL LENGTH ALONG PHILADELPHIA ROAD, OF AT LEAST APPROXIMATELY ONE HUNDRED FIFTY (150) FEET, AND MUST NOT, WITHOUT PRIOR APPROVAL THROUGH AN AMENDMENT OF THIS DEVELOPMENT PLAN, CONTAIN ANY NEW PRINCIPLE STRUCTURE OR HAVE ANY INTRUSION OR DEVELOPMENT OTHER THAN A PUBLIC ROAD RIGHT-OF-WAY. NO ALTERATION OF ANY EXTERIOR ARCHITECTURAL FEATURE OF THE WILLIAMS HOUSE IS PERMITTED WITHOUT PRIOR APPROVAL BY THE DIRECTOR OF PLANNING.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OR COMMUNITIES KNOWN TO EXIST ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND TANKS ON SITE.
- THERE ARE NO HAZARDOUS MATERIAL AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND. (TO THE BEST OF OUR KNOWLEDGE)
- TO THE BEST OF OUR KNOWLEDGE, NO ARCHEOLOGICAL OR SIGNIFICANT HISTORIC SITE OR DISTRICT IS KNOWN TO EXIST FOR THIS SITE.
- WETLAND LIMITS WERE FIELD-DELIMITED BY MCCARTHY & ASSOCIATES IN MAY, 2001. 100 YEAR FLOODPLAIN AS SHOWN IS APPROXIMATE. A 100-YEAR FLOODPLAIN STUDY WAS SUBMITTED SEPARATELY WITH FINAL APPROVAL PENDING.
- BOUNDARY INFORMATION WAS GENERATED FROM A FIELD SURVEY COMPLETED 05/29/01 BY MORRIS & RITCHIE ASSOCIATES, INC.
- TOPOGRAPHY WAS GENERATED FROM BALTIMORE COUNTY GIS DATA. (PLATE 0722C & 0722C3) AND FROM A FIELD RUN SURVEY COMPLETED BY MORRIS & RITCHIE ASSOCIATES, INC. ON 5/29/01.

GENERAL NOTES CONTINUED:

- PARCELS 1252, 1245, 1246, AND 126 REPRESENT A MINOR SUBDIVISION (HEALTH MASTER) APPROVED BY THE DEPT. OF ENVIRONMENTAL PROTECTION AND MANAGEMENT (DEPRM) IN OCT., 1988. LIBER 7993 FOLIO 717 REFERS TO THESE PARCELS AS LOT 1 (P. 1245), LOT 2 (P. 1246), RESERVE TRACT 'A' (P. 126), LOT 3 (P/O P. 1252), AND RESERVE TRACT 'B' (P/O P. 1252). AT THE TIME OF THE HEALTH MASTER APPROVAL, THE 10.6 AC. PROPERTY WAS ZONED DR 3.5 AND GENERATED 58.5 DENSITY UNITS, OF WHICH 3 WERE USED. THE PROPERTY IS NOW ZONED DR-2H, AND GENERATES 21.2 DU.
- THERE HAVE BEEN NO OTHER PREVIOUS ZONING CASES OR DENSITY TRANSFERS KNOWN TO HAVE OCCURRED FOR THIS PROPERTY.
- A B-3 (DRG #123101) AMENDMENT TO A HEALTH MASTER KNOWN AS WALKER PROPERTY APPROVED ON 10/5/88, (± 1.75 AC.) INVOLVES RELOCATING THE COMMON LOT LINE BETWEEN LOT 3 AND RESERVE TRACT 'B' (BOTH PROPERTIES ARE OWNED BY WILLIAM & KATHLEEN RASINSKI PARCEL 1252) NORTHWEST BY APPROXIMATELY 175' AVERAGE, REPRESENTING THE LAND AREA TO BE RETAINED BY THE RASINSKI FAMILY. THE SECOND LOT LINE ADJUSTMENT REQUEST (DRG #123101W) (±0.20 AC.) INVOLVES RELOCATING THE COMMON LOT LINE BETWEEN RESERVE TRACT 'B' (P/O PARCEL 1252) AND PARCEL 592 TO A POINT NORTH OF LILAC LANE TO PERMIT ACCESS TO THE PROPOSED WILLIAMS FIELDS & PERRY HALL SUBDIVISION TO BE LOCATED OPPOSITE LILAC LANE, AS WAS REQUESTED @ THE SEPT. 10, 2001 COMMUNITY INPUT MEETING. THE REMAINING ± 3.4 AC. OF RESERVE TRACT 'B' SHALL BE SOLD TO THE CONTRACT PURCHASER FOR DEVELOPMENT.
- THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED.
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES AND PROJECTIONS INTO AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 259.9, 301, AND 400 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS). ACCESSORY STRUCTURES ARE ALSO LIMITED BY SECTION 259.9.A.3, BCZR, OPEN PROJECTIONS (INCLUDING PORCHES OR STEPS IN FRONT YARDS) BY SECTION 259.9.B.4.e.1, 259.9B.4.e.2. (BCZR), AND FENCES BY SECTION 259.9.C.6. BCZR. THE HONEYGO REGULATIONS CONTROL WHERE THIS IS A CONFLICT WITH OTHER PARTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CAN NOT BE LOCATED IN FLOODPLAIN AREAS OR HYDROIC SOILS. UNLESS GRANTED APPROVAL BY DEPRM. (SEE NOTE # 17 c.)
- ALL EXISTING STRUCTURES PROPOSED TO BE REMOVED SHALL BE RAZED BY THE DEVELOPER.
- THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.
- THIS SITE IS NOT WITHIN THE DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS SUCH UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS AND ELECTRIC, WATER, SEWER, AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
- DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AREAS SHALL BE BITUMINOUS PAVING, WITH THE BUILDER RESPONSIBLE FOR PAVING THE DRIVEWAYS.
- THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAP.
- ALL FENCING SHALL BE IN CONFORMANCE WITH THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES, AND ANY FENCE MORE THAN THREE FEET HIGH SHALL ALSO BE SETBACK AT LEAST FIVE FEET FROM ANY PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY. LANDSCAPING SHALL BE PROVIDED ON THE STREET SIDE OF THE FENCE.
- AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
- THE PROPOSED SIDEWALK(S) SHALL BE INSTALLED PER BALTIMORE COUNTY STANDARD GSA.
- ALL EXISTING STRUCTURES LOCATED ON PARCEL 129, PARCEL 1252 (RESERVE TRACT 'B'), AND PARCEL 592 SHALL REMAIN.
- JOPPA ROAD IS AN EXISTING ROAD WHICH SHALL ULTIMATELY BE IMPROVED AS A 40 FOOT STREET CROSS-SECTION ON A 60 FOOT RIGHT OF WAY. MONIES SHALL BE POSTED FOR FUTURE CONSTRUCTION OF JOPPA ROAD AND THE CURB IMPROVEMENTS AS NECESSARY.
- ALL PROPOSED STREETS WITHIN THE PROPOSED DEVELOPMENT ARE TO BE PUBLIC AND SHALL BE DEDICATED TO BALTIMORE COUNTY AT NO COST TO THE COUNTY.

OUTSTANDING ISSUES:

The following issues remain unresolved at the time of the Development Plan submission:

Department of Zoning

- Indicate compliance with all Honeygo regulations. Show a combined Honeygo District and DR 3.5 zone (large tract) setback chart on the Development Plan. Where the Honeygo regulations are silent, show compliance with large tract table in Section 1801.2.e.1 (BCZR).
- Clearly dimension all lot lines of proposed development with bearings and distances.
- Dimension all building setbacks at the closest point to the lot lines.
- When available, provide house numbers for each lot and road names for each road.
- Show compliance of community sign on Lot 1 with Section 102.5 (BCZR) and add note to plan.
- Signs - Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan and enough detail must be shown to determine compliance with Section 450 and other applicable sections of the BCZR and all zoning sign policies or a zoning variance is required.

Office of Planning

- Show a 150 foot lot depth for the Williams House lot on the plan either as a lot line currently being proposed or as a potential future lot line.
- Section 259.9.B.3 requires "The minimum width for any single-family detached lot is 85 feet as measured along both the front wall and rear wall of the dwelling unit." Lot widths should be dimensioned.
- Redesign the plan to provide a more centrally located open space, perhaps in the vicinity of Lots 36-47.
- The cul-de-sac should be shortened and the grading designed to preserve the cluster of large existing trees in the vicinity of Lots 16-20.
- Note 18 indicates that variances will be requested for lot widths from the required 85-foot for 40% of the units. A narrower width will no longer be wide enough to easily accommodate side entry garages, which is the most desirable design alternative. Garages should not be the dominant element of the building's facade.
- Incorporate small open space areas, medians, and traffic calming at vehicular and pedestrian entries into the proposal and along the proposed streets.
- A 30-foot landscaped common area owned and maintained by a homeowners association shall provide a visual screen if noise attenuation is not required.
- Revise the Schematic Landscape Plan to comply with Condition N of the Baltimore County Landscape Manual.
- Provide a fence elevation on the Development Plan.
- Provide elevations and details of any proposed signs.
- Dimension all lines of division with bearings and distances.
- Parking pads may not be located in the front yard.
- The Honeygo Overlay district Design Guidelines require that "storm water management ponds be integrated into the overall site plan" and additionally that "fencing be minimized or eliminated around storm water management ponds, where possible, by using slopes 4:1 or flatter". The BCZR requires that storm water management pond slopes shall not exceed a ratio of 3:1. The storm water management pond should be designed as an amenity feature for the development. Provide cross-sections to illustrate the relationship between the pond, houses, and stream buffer.

Bureau of Development Plans Review

- The median must be removed from the cul-de-sacs so solid waste vehicles may turn around.

Maryland Dept. of Transportation / State Highway Administration

- Highway widening dedication to an ultimate 80 foot right-of-way.

Environmental Impact Review

- A thorough alternatives analysis for providing sewerage must be submitted to EIR and approved prior to development plan submittal.
- The forest buffer shown on the plan is not approved by EIR. Subsequent corrections to the buffer limit may affect lot layout.
- Every effort must be made to meet the break even point of forest retention by saving forest adjacent to the forest buffer. Specifically, efforts must be made to retain the forest containing the cluster of specimen trees at the end of the proposed cul-de-sac.

Storm Water Management

All comments addressed.

Grading, Erosion, and Sediment Control

All comments addressed.

Bureau of Land Acquisition

All comments addressed.

Department of Recreation and Parks

- The Open Space is not acceptable as shown. The open space shall be designed as an integral part of the development. Should additional development take place for the remaining density units, the open space should be designed with a link between the two phases. It would be preferred that the Open Space not be located within the 500' noise assessment limit. The Open Space shall be relocated to a more central location in vicinity of Lots 36-39 and 41-47. The Open Space parcel shall be delineated separately and not be combined with HOA Common Areas. Noise attenuation barriers and retaining walls cannot be placed on Open Space parcels.

Dept. of Permits and Development Management / House Numbers and Road Names Section

- Please submit two road names to this office for approval and reservation with the US Postal Service.
- Addresses will be assigned when development plan is submitted.

DESIGN  
STORM

WATER QUALITY  
2 YEAR  
10 YEAR  
100 YEAR

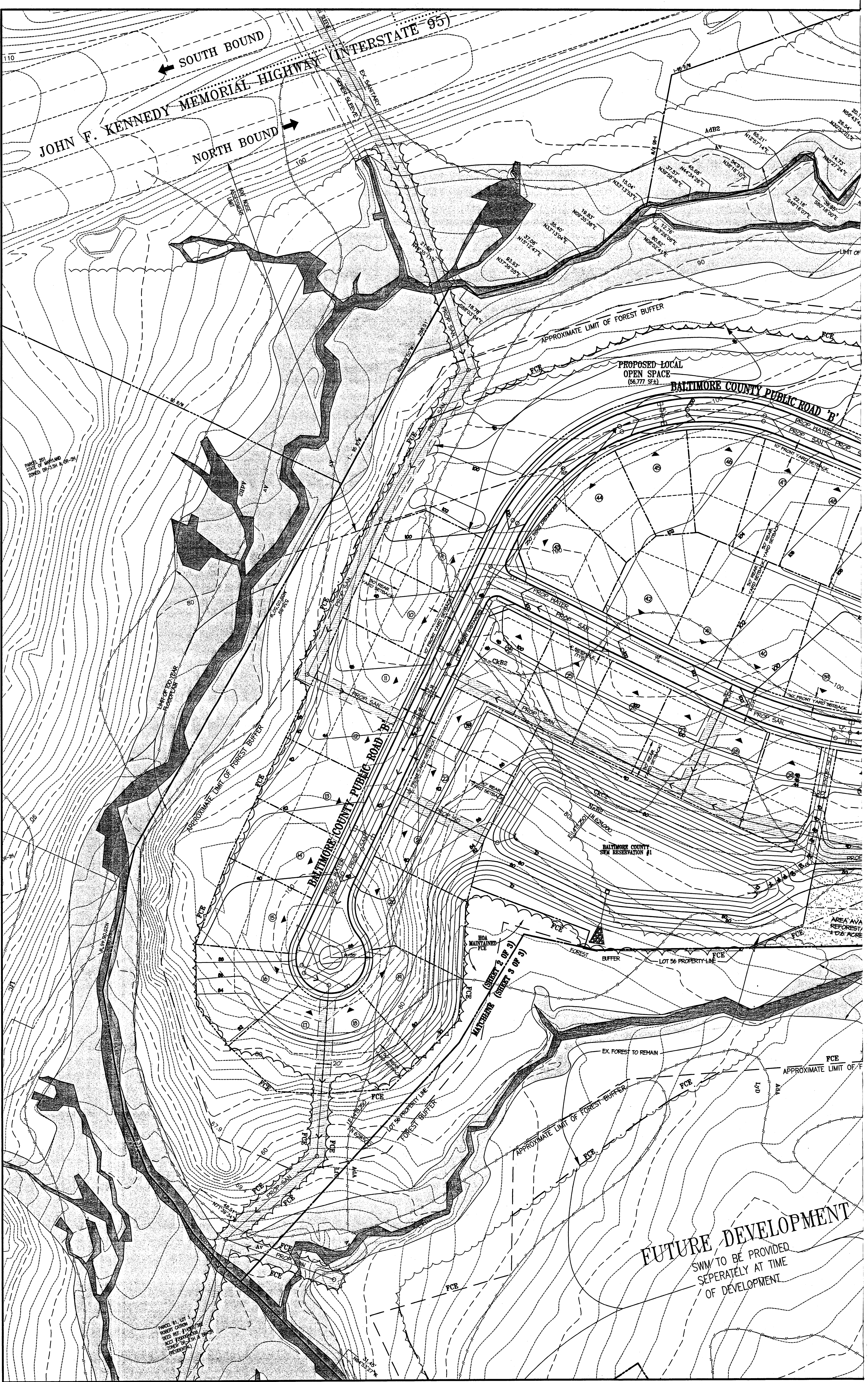
MANAGEMENT REQU  
TOTAL DRAINAGE AR  
LOCATION: WHITEMA  
WATER QUALITY (SW

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TYPICAL FREN  
N.T.S.  
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MATERIALS ARE DI









LEGEND:

- TRACT BOUNDARY
- EX. R/W
- EX. CONTOUR
- EX. WOODS LINE
- PROP. WOODS LINE
- SETBACK LINES
- ML-1M
- BM-1M
- ZONING LINE
- LIMIT OF FOREST BUFFER
- FOREST CONSERVATION EASEMENT
- 100 YR. FLOOD PLAIN
- EXISTING WETLANDS
- REFORESTATION AREA
- SoB
- LeD2
- SOILS LIMIT
- PROP. CURB & GUTTER
- EX. SANITARY
- PROP. SANITARY
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. WATER
- PROP. WATER
- PROPOSED GAS LINES
- PROPOSED ELECTRIC LINES
- PROPOSED TELE LINE
- UTILITY EASEMENT
- FIRE HYDRANT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- DOUBLE SINGLE INLET
- SINGLE INLET
- 24" RSCP
- STORM DRAIN END SECTION
- HOUSE FRONT ORIENTATION

COMPLIANCE WITH THE FOLLOWING DEVELOPMENT STANDARDS MUST BE APPROVED (i.e. INITIALED AND DATED) BY THE OFFICE OF PLANNING ON BUILDING PERMITS PLANS. AS LISTED IN THE BCZR, SECTIONS 259.9A3, 259.9B1 THROUGH 259.9B4e(2), AND 259.9C2 THROUGH 259.9G4. THIS SITE IS IN THE HONEYGO OVERLAY DISTRICT 'H' AND IS WITHIN THE "BIRD RIVER" SUB-AREA AND IS SUBJECT TO THE APPLICABLE HONEYGO AREA REGULATIONS, AS WELL AS OTHER BALTIMORE COUNTY ZONING REGULATIONS, PURSUANT TO SECTION 259.9G, BCZR.

PDM #XI-876



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
110 WEST ROAD SUITE 245  
TOWSON, MARYLAND 21204  
(410) 821-1690  
FAX (410) 821-1748



**DEVELOPMENT PLAN/  
PLAN TO ACCOMPANY PETITION FOR  
VARIANCE**  
**Williams Fields @ Perry Hall**  
BALTIMORE COUNTY, MARYLAND  
11th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 11925.02
		SCALE: No Scale
		DATE: 01/04/02
		DRAWN BY: MLS
		DESIGN BY: LOH
		REVIEW BY: LOH
		SHEET: 2 OF 3



COMPLIANCE WITH THE FOLLOWING DEVELOPMENT  
STANDARDS MUST BE APPROVED (i.e. INITIALED AND DATED)  
BY THE OFFICE OF PLANNING ON BUILDING PERMITS PLANS.  
AS LISTED IN THE BCCR, SECTIONS 259.9A(3), 259.9B(1)  
THROUGH 259.9B(4)(2), AND 259.9C(2) THROUGH 259.9C(4).  
THIS SITE IS IN THE HONEYGO OVERLAY DISTRICT 'H' AND  
IS WITHIN THE "BIRD RIVER" SUB-AREA AND IS SUBJECT TO  
THE APPLICABLE HONEYGO AREA REGULATIONS, AS WELL AS  
OTHER BALTIMORE COUNTY ZONING REGULATIONS,  
PURSUANT TO SECTION 259.9G, BCCR.





PARCEL 755  
MILWAU & ANNA MARTIN  
DEED REF. #17571/186  
ACCT. #111200078  
ZONED: DR-5.5H & DR-2H  
(AGRICULTURAL)

PARCEL 81, LOT 1  
ROBERT CATRON  
DEED REF. #14985/300  
ACCT. #100000426  
ZONED: DR-2H & DR-2H  
(RESIDENTIAL)

PARCEL 876  
DOROTHY VAN GELDER  
DEED REF. #13415/110  
ACCT. #110200050  
ZONED: DR-2H  
(RESIDENTIAL)

PARCEL 875  
WILLIAM HERRING & ANN HENRY  
DEED REF. #15548/588  
ACCT. #110508400  
ZONED: DR-2H  
(RESIDENTIAL)

PARCEL 874  
WILLIAM HERRING & ANN HENRY  
DEED REF. #110007750  
ACCT. #110007750  
ZONED: DR-2H  
(RESIDENTIAL)

PARCEL 238  
JOHN GRACE  
DEED REF. #14082/482  
ACCT. #110008413  
ZONED: DR-5.5  
(RESIDENTIAL)

PARCEL 339  
JOHN GRACE  
DEED REF. #1476/484  
ACCT. #110508420  
ZONED: DR-5.5  
(RESIDENTIAL)

PARCEL 250  
JOHN GRACE  
DEED REF. #8035/491  
ACCT. #110206840  
ZONED: DR-5.5

PARCEL 873  
VERNON & BETHA BAUER  
DEED REF. #16781/255  
ACCT. #1107059376  
ZONED: DR-5.5  
(RESIDENTIAL)

PARCEL 872  
VERNON & BETHA BAUER  
DEED REF. #16781/255  
ACCT. #1107059376  
ZONED: DR-5.5  
(RESIDENTIAL)

**FUTURE DEVELOPMENT**  
SWM TO BE PROVIDED  
SEPERATELY AT TIME  
OF DEVELOPMENT

PHILADELPHIA ROAD (RTE. 7) RW 74-259

DR-2H  
DR-5.5

DR-2H  
DR-5.5

DR-2H  
DR-5.5

DR-2H  
DR-5.5

DR-2H  
DR-5.5